
OLR Bill Analysis

sHB 5088 (as amended by House "A")*

AN ACT CONCERNING SELF-SERVICE STORAGE FACILITY LIENS.

SUMMARY:

By law, a self-service storage facility owner has a lien upon any personal property left in the facility by a renter who defaults on a rental agreement. This bill allows the owner to satisfy the lien notice procedures by sending the notice electronically. If the owner does not receive confirmation that the renter has opened the notice within seven days after sending it, he or she must send additional notice by registered or certified mail, return receipt requested.

By law, an owner can also notify the renter by delivering written notice in person.

*House Amendment "A" (1) increases the confirmation timeframe from three to seven days and (2) requires the electronic mail be opened and not just received.

EFFECTIVE DATE: July 1, 2012

BACKGROUND

Self-Service Storage Facility Liens

The lien is for any rent, labor, or other valid charges pertaining to the property in the storage facility; valid expenses incurred in its preservation; and reasonable costs for its sale or other disposition. The facility owner must follow specified procedures for, among other things, notifying a defaulting property owner, advertising the property sale, disposing of sale proceeds, and redeeming the property.

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 17 Nay 0 (03/13/2012)